

HOUSING NOW

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

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Resale Market

Tight markets and high end sales push prices higher

Activity within the market for existing homes remained robust in the second quarter, showing no signs of slowing down following the changes to mortgage lending policy introduced in mid-March. Sales put in their second-best Q2 performance on record (behind 2007), maintaining the Q1

seasonally-adjusted annualized pace of 90,000 homes. New listings also held steady during the quarter, albeit at a level considered low by historical comparisons and 17 per cent below listings in Q2 2010. As a result, buyers continued to face strong competition and were compelled to bid prices higher. Adjusting for seasonal factors, average prices grew by an additional three per cent from the first quarter, bringing annual growth up to nine per cent.

Figure 1



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The mismatch between demand and supply that has created multiple offer situations and pushed prices higher appears to be concentrated in selected areas of the GTA. Fourteen out of the 86 Toronto Real Estate Board zones sold homes at an average of 101 per cent or more of asking prices. Neighbourhoods within the city that have seen significant transformation in recent years are in particularly high demand. The problem is that listings haven't kept up. Reasons for homeowners showing a greater reluctance to sell are varied, although a declining turnover rate has been seen with neighbourhoods that become more established. Homeowners instead tend to focus their housing investment on renovation activities (for more on the renovation market please see sidebar article) which, combined with scarcer listings, tends to push values higher. As a result, houses in Riverdale/Leslieville that sold for around \$500,000 at this time last year are now going for over \$600,000.

All of the recent appreciation in prices can't be attributed to pure market forces, as recent changes in the composition of homes sold has also affected average selling price statistics. Although single-detached homes have given up some share to condos in recent quarters, sales have decidedly moved more into the high end. Excluding condos, the share of homes sold for more than \$750,000 jumped to 14 per cent in the second quarter after remaining flat at 11 per cent during the three preceding quarters. The rise in high end activity is reflected in price gains reported in the central core of the city, where single-detached prices were up by

18 per cent from last year to hit an average of \$1.4 million.

New Home Market

New Home Activity Running High

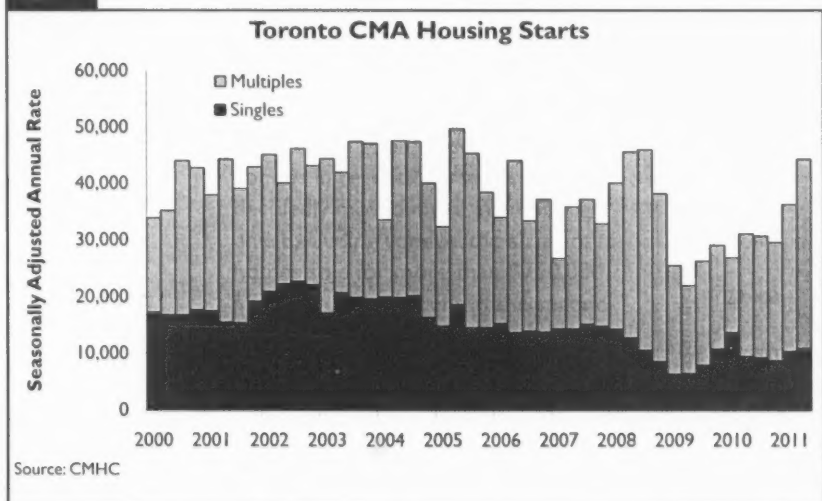
Limited resale listings likely turned buyers towards the new home market where sales saw their best second quarter in at least a decade. Developers will surely be kept busy starting construction on these new units in the months to come, however they haven't had to wait around as second quarter housing starts shot up to peak levels achieved in the heady days of the past decade. Condo apartment starts were the main contributor, reaching their second highest level on record.

Condo construction crews were just as busy finishing up projects, as the 6,500 units completed during the quarter matched the level of starts. The fact that condo completions have been high this year (over 10,000 units

year-to-date) has kept the number of projects under construction at a manageable level, freeing adequate resources to start new projects. It also helps that construction prices charged by contractors for apartment buildings in Toronto still remain below pre-recession levels.¹ Particularly since the majority of projects that recently started construction opened their sales offices prior to the recession when prices, and hence revenues, were 20 per cent lower. With the backlog of older projects awaiting construction now almost clear, the construction process for newer projects should speed up. Already, the average time spent in pre-construction has declined to 11 months from 16 months a year ago. This should help bring down the total time spent under development for the average condo, now sitting at a high of 48 months for projects currently in the occupancy stage.

The popularity of new condos has brought about a marked shift towards relatively lower priced options

Figure 2



¹ According to Statistics Canada's Apartment Building Construction Price Index.

within the new home market. High rise condos represented roughly 60 per cent of all new homes sales and construction starts in the second quarter, up from an approximate share of 50 per cent a year ago and a 30 per cent share for condo starts in 2007. Semis and town homes have also taken greater importance,

accounting for 45 per cent of all low rise transactions in Q2— the highest share recorded. The shift towards lower cost new homes has occurred as a response to a downward trend of comparably priced units available in the resale market over the past year (active MLS® condo listings now represent roughly 40 per cent

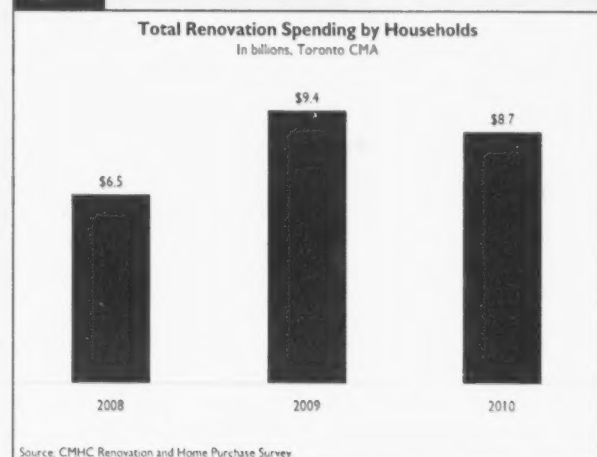
of unsold new construction condos) as well as a limited supply of new single-detached homes that continue to shift into the higher end of the market. Nearly 40 per cent of owners that took occupancy of their new single-detached homes in the second quarter paid over \$600,000 — up from 25 per cent last year.

Renovation Spending Should Stay Strong in 2011

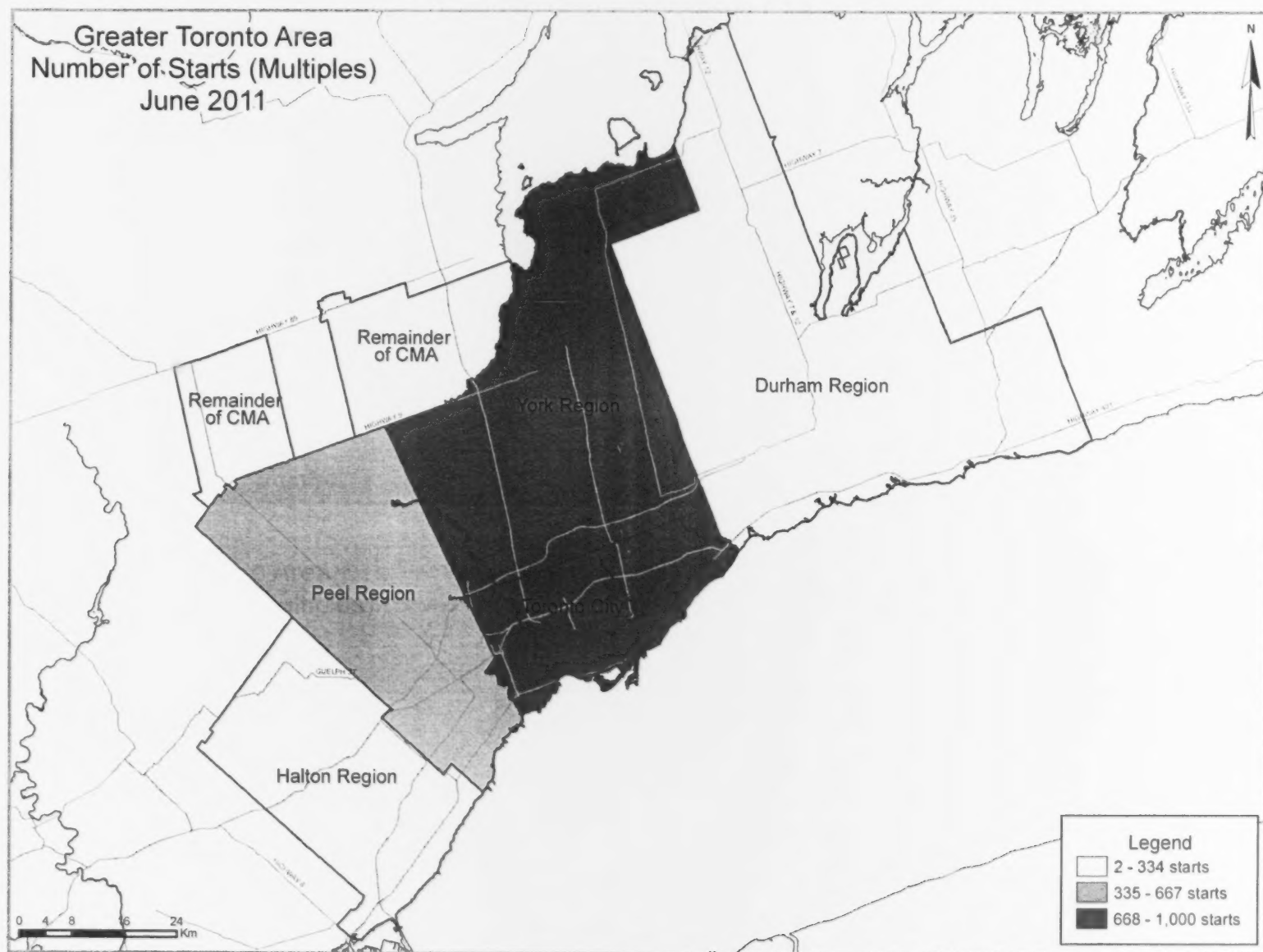
The release of CMHC's latest Renovation and Home Purchase Survey revealed that households in the Toronto CMA spent a combined \$8.7 billion on renovations last year. The total was down from the record amount spent in 2009, although it grew by one-third compared to 2008. Furthermore, the average amount spent per household rose to a new high of \$14,500. While intentions for 2011 indicate that the number of households undertaking renovations may continue to slide from the high bar set in 2009, overall spending should remain strong. Intentions to spend on alterations or improvements to the home are up, reflecting the past strength in housing sales (a large share of renovations occur within the first year of moving) and confidence to invest in the market after years of sustained price appreciation. Home equity accumulation and low financing costs will continue to encourage higher cost renovation projects, which

should also be supported by stable intentions to renovate from high income earners.

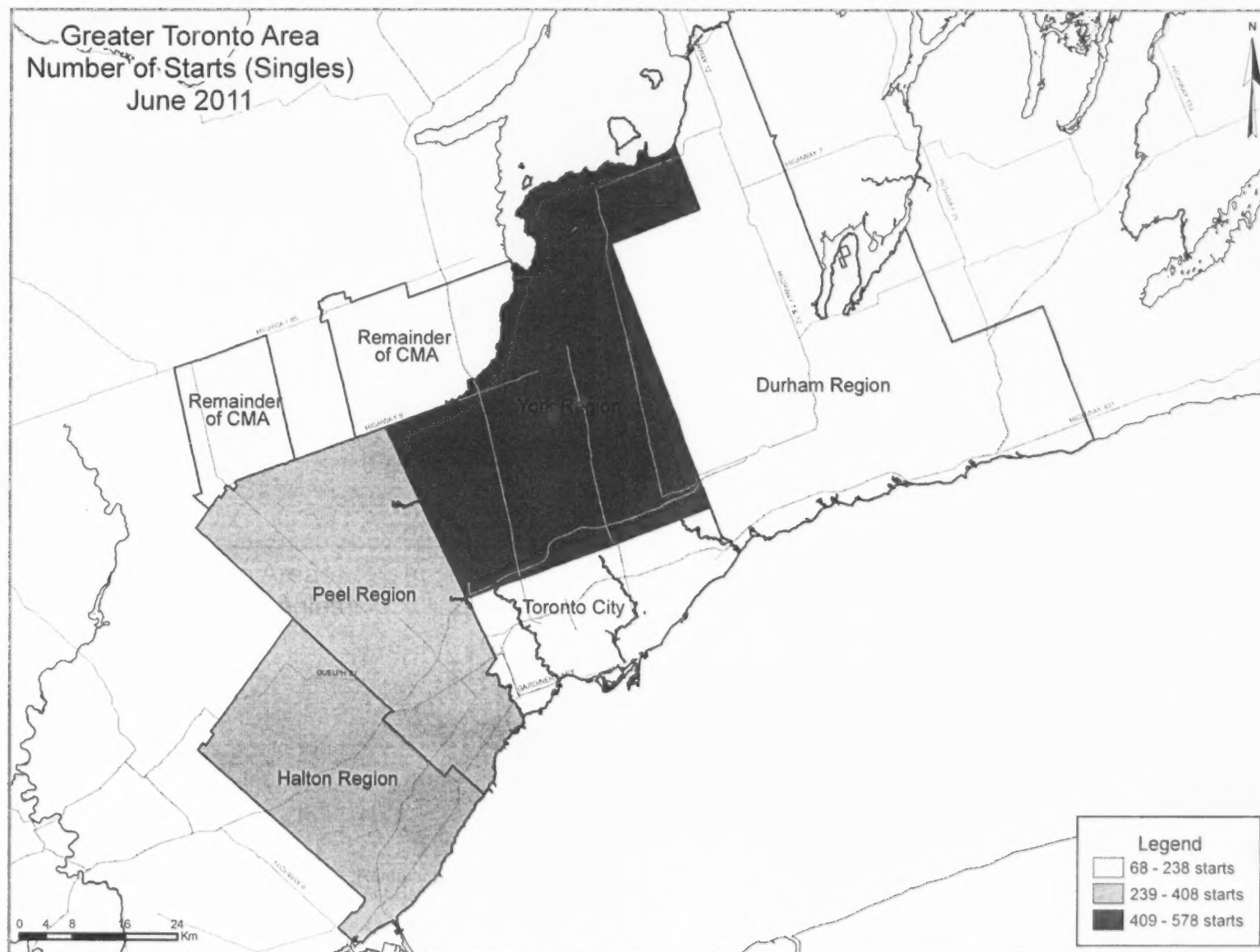
Figure 3



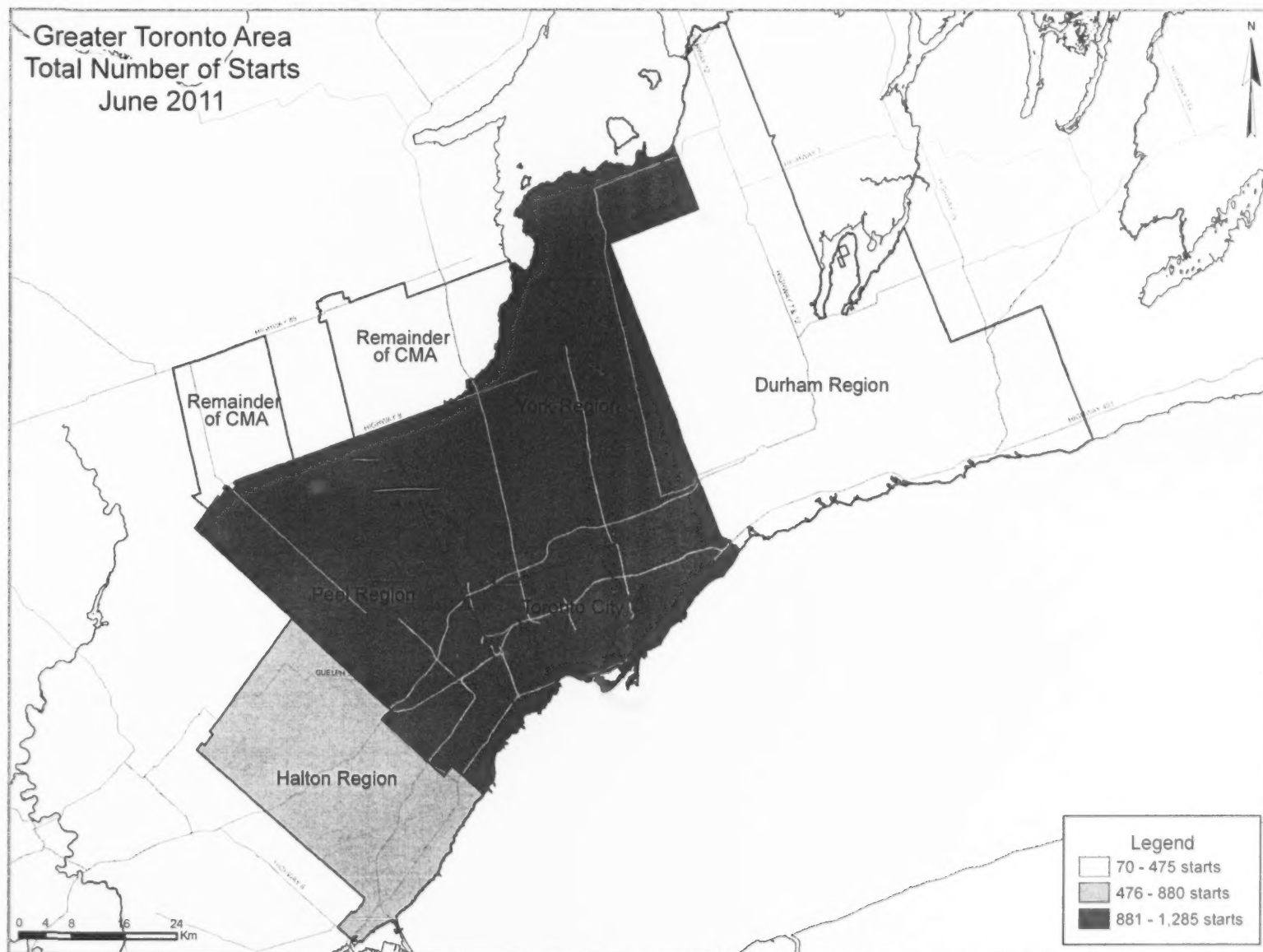
Greater Toronto Area
Number of Starts (Multiples)
June 2011



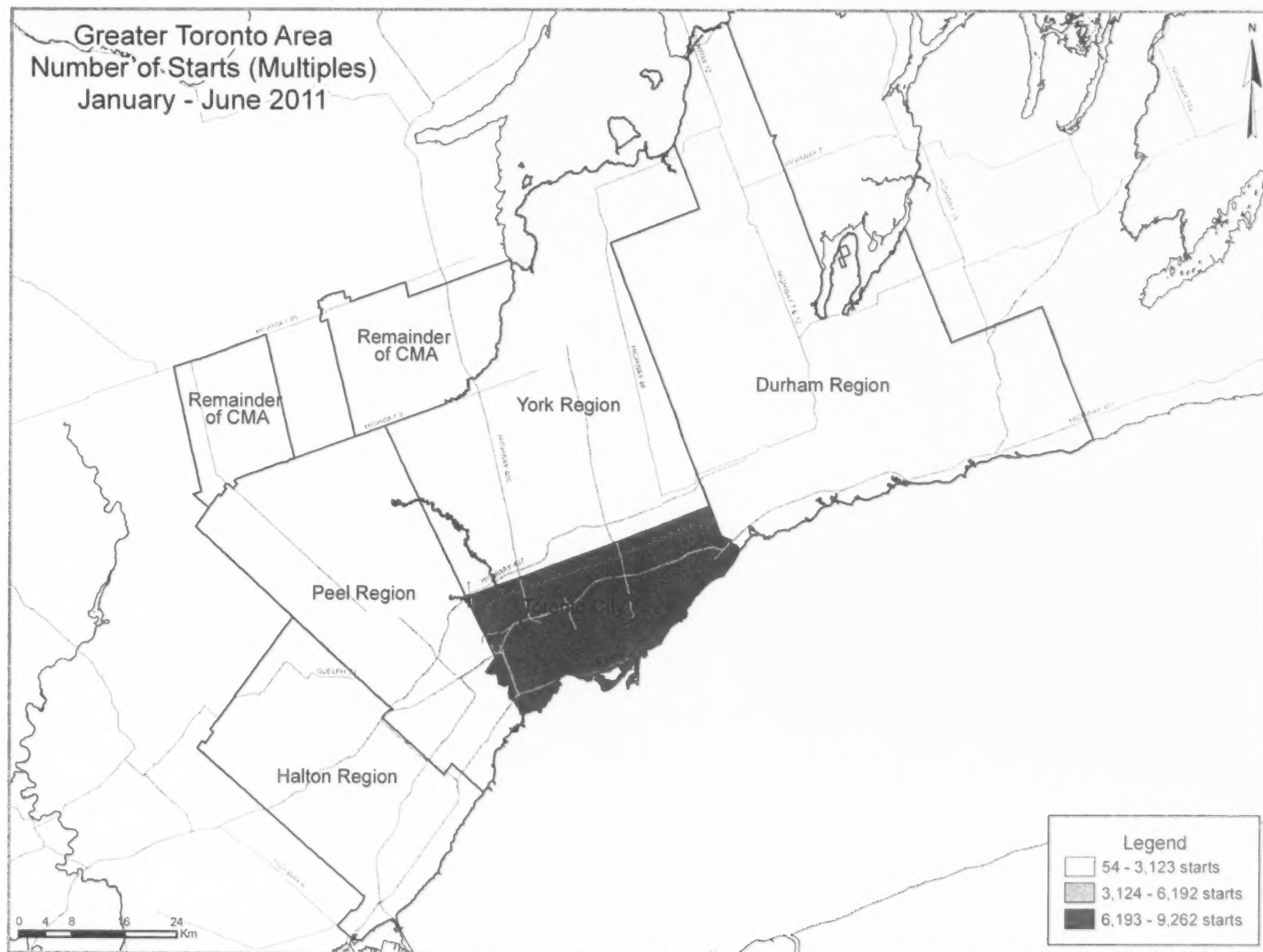
Greater Toronto Area
Number of Starts (Singles)
June 2011

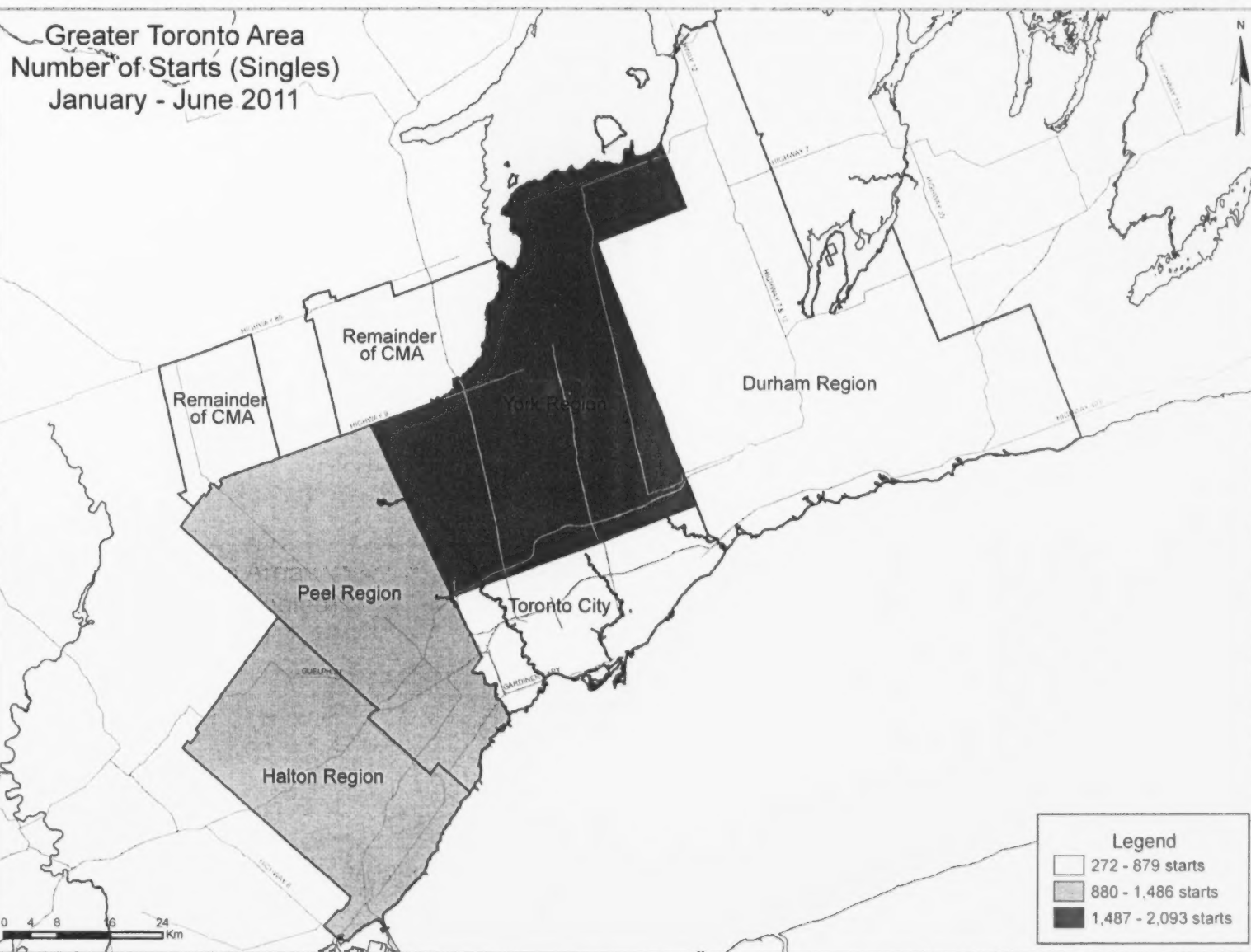


Greater Toronto Area
Total Number of Starts
June 2011

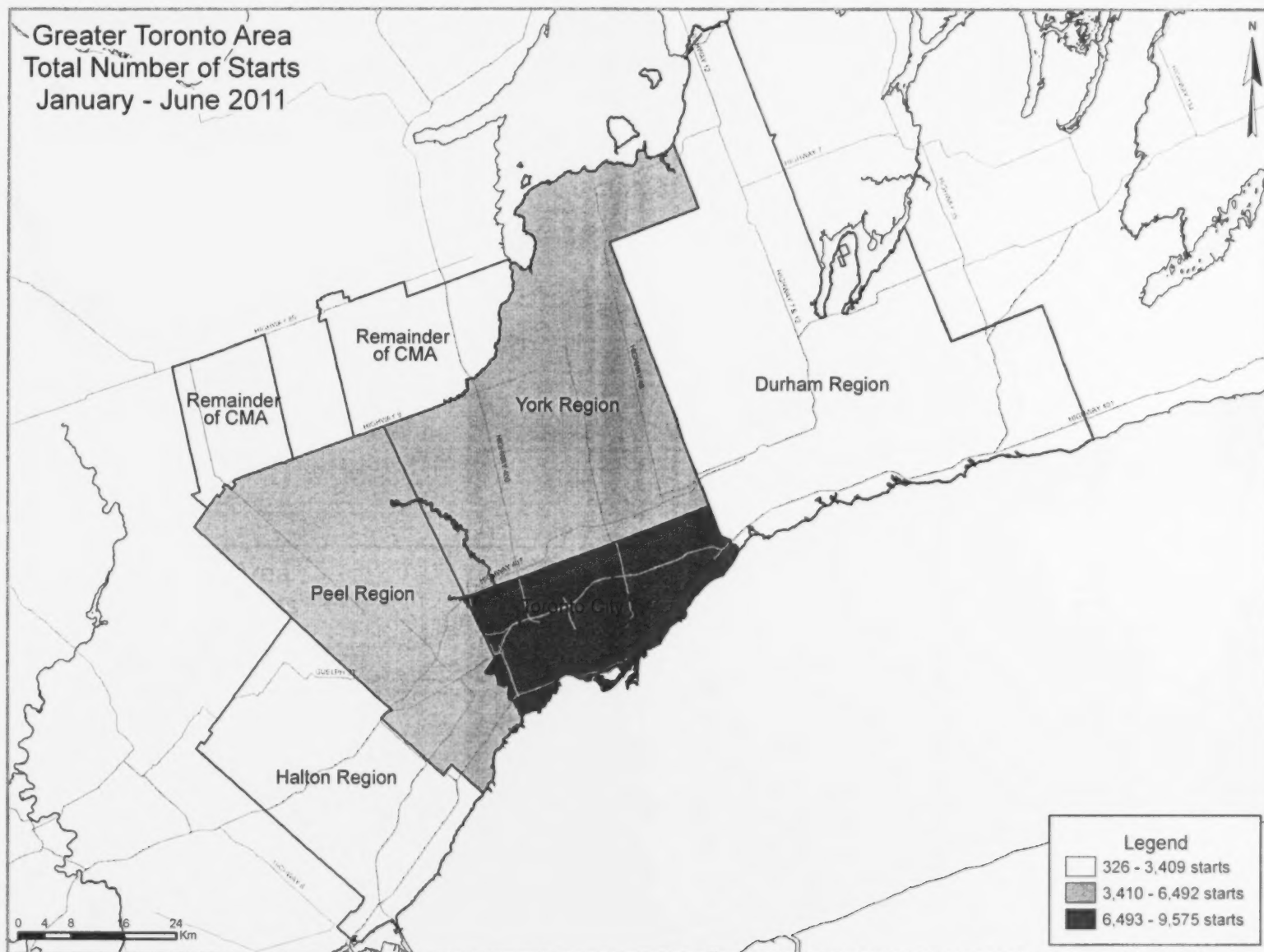


Greater Toronto Area
Number of Starts (Multiples)
January - June 2011





Greater Toronto Area
Total Number of Starts
January - June 2011



ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

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- 1 Housing Activity Summary of CMA
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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
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- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
June 2011	81	4	23	0	0	973	0	0	1,081
June 2010	84	2	102	0	7	813	0	190	1,198
York Region									
June 2011	578	136	45	0	28	494	4	0	1,285
June 2010	400	20	54	0	5	0	0	0	479
Peel Region									
June 2011	271	60	26	0	280	292	0	0	929
June 2010	149	36	6	0	38	77	0	0	306
Halton Region									
June 2011	320	32	64	0	0	75	0	0	491
June 2010	214	14	66	0	19	2	0	0	315
Durham Region									
June 2011	233	26	17	0	15	0	0	0	291
June 2010	211	2	50	0	0	0	0	0	263
Toronto CMA									
June 2011	1,344	258	165	3	317	1,759	4	0	3,850
June 2010	921	66	246	0	59	890	0	190	2,372
Oshawa CMA									
June 2011	179	0	10	0	8	0	0	0	197
June 2010	169	0	32	0	0	0	0	0	201
Greater Toronto Area									
June 2011	1,483	258	175	0	323	1,834	4	0	4,077
June 2010	1,058	74	278	0	69	892	0	190	2,561

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2011	179	0	10	0	8	0	0	0	197
June 2010	169	0	32	0	0	0	0	0	201
% Change	5.9	n/a	-68.8	n/a	n/a	n/a	n/a	n/a	-2.0
Year-to-date 2011	607	38	58	0	64	0	0	16	783
Year-to-date 2010	804	0	65	0	0	0	0	8	877
% Change	-24.5	n/a	-10.8	n/a	n/a	n/a	n/a	100.0	-10.7
UNDER CONSTRUCTION									
June 2011	885	24	123	0	110	6	0	54	1,202
June 2010	863	2	99	0	77	18	0	50	1,109
% Change	2.5	**	24.2	n/a	42.9	-66.7	n/a	8.0	8.4
COMPLETIONS									
June 2011	133	14	14	0	49	0	0	18	228
June 2010	172	0	0	0	13	0	0	0	185
% Change	-22.7	n/a	n/a	n/a	**	n/a	n/a	n/a	23.2
Year-to-date 2011	539	24	110	0	96	6	0	20	795
Year-to-date 2010	590	2	38	0	29	0	3	0	662
% Change	-8.6	**	189.5	n/a	**	n/a	-100.0	n/a	20.1
COMPLETED & NOT ABSORBED									
June 2011	8	0	3	0	1	10	0	0	22
June 2010	12	0	2	0	7	24	0	0	45
% Change	-33.3	n/a	50.0	n/a	-85.7	-58.3	n/a	n/a	-51.1
ABSORBED									
June 2011	141	14	14	0	51	0	0	0	220
June 2010	173	0	1	0	14	36	0	0	224
% Change	-18.5	n/a	**	n/a	**	-100.0	n/a	n/a	-1.8
Year-to-date 2011	548	24	109	0	98	11	0	2	792
Year-to-date 2010	597	2	43	0	35	37	3	0	717
% Change	-8.2	**	153.5	n/a	180.0	-70.3	-100.0	n/a	10.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2011	1,483	258	175	0	323	1,834	4	0	4,077
June 2010	1,058	74	278	0	69	892	0	190	2,561
% Change	40.2	**	-37.1	n/a	**	105.6	n/a	-100.0	59.2
Year-to-date 2011	5,313	988	1,876	4	664	10,593	8	879	20,325
Year-to-date 2010	5,542	768	1,373	2	642	5,367	14	907	14,615
% Change	-4.1	28.6	36.6	100.0	3.4	97.4	-42.9	-3.1	39.1
UNDER CONSTRUCTION									
June 2011	8,196	1,500	3,141	27	1,332	33,013	36	2,983	50,228
June 2010	7,354	1,214	2,880	26	1,160	34,329	22	2,983	49,997
% Change	11.4	23.6	9.1	3.8	14.8	-3.8	63.6	0.0	0.5
COMPLETIONS									
June 2011	848	186	298	0	213	4,170	0	18	5,762
June 2010	1,219	180	247	0	144	2,420	0	278	4,488
% Change	-30.4	3.3	20.6	n/a	47.9	72.3	n/a	-93.5	28.4
Year-to-date 2011	4,530	728	1,532	0	704	10,238	12	614	18,387
Year-to-date 2010	5,301	972	701	15	485	6,177	3	846	14,500
% Change	-14.5	-25.1	118.5	-100.0	45.2	65.7	**	-27.4	26.8
COMPLETED & NOT ABSORBED									
June 2011	96	10	51	0	24	778	13	446	1,418
June 2010	413	36	60	7	49	894	11	515	1,985
% Change	-76.8	-72.2	-15.0	-100.0	-51.0	-13.0	18.2	-13.4	-28.6
ABSORBED									
June 2011	857	187	287	0	217	3,460	0	68	5,076
June 2010	1,266	181	260	0	139	2,303	0	0	4,149
% Change	-32.3	3.3	10.4	n/a	56.1	50.2	n/a	n/a	22.3
Year-to-date 2011	4,624	741	1,540	0	704	9,528	12	693	17,842
Year-to-date 2010	5,315	971	790	13	475	5,652	6	79	13,301
% Change	-13.0	-23.7	94.9	-100.0	48.2	68.6	100.0	**	34.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
June 2011	81	4	23	0	0	973	0	0	1,081
June 2010	84	2	102	0	7	813	0	190	1,198
York Region									
June 2011	578	136	45	0	28	494	4	0	1,285
June 2010	400	20	54	0	5	0	0	0	479
Peel Region									
June 2011	271	60	26	0	280	292	0	0	929
June 2010	149	36	6	0	38	77	0	0	306
Halton Region									
June 2011	320	32	64	0	0	75	0	0	491
June 2010	214	14	66	0	19	2	0	0	315
Durham Region									
June 2011	233	26	17	0	15	0	0	0	291
June 2010	211	2	50	0	0	0	0	0	263
Toronto CMA									
June 2011	1,344	258	165	3	317	1,759	4	0	3,850
June 2010	921	66	246	0	59	890	0	190	2,372
Oshawa CMA									
June 2011	179	0	10	0	8	0	0	0	197
June 2010	169	0	32	0	0	0	0	0	201
Greater Toronto Area									
June 2011	1,483	258	175	0	323	1,834	4	0	4,077
June 2010	1,058	74	278	0	69	892	0	190	2,561

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
June 2011	979	216	1,304	0	121	26,131	20	2,765	31,536
June 2010	1,007	80	682	0	124	26,760	14	2,525	31,221
York Region									
June 2011	2,667	430	570	0	210	1,725	8	84	5,694
June 2010	2,539	380	988	0	353	3,202	0	0	7,462
Peel Region									
June 2011	2,373	686	414	27	587	3,426	8	0	7,521
June 2010	1,474	450	397	26	382	3,719	8	226	6,682
Halton Region									
June 2011	990	90	578	0	283	1,490	0	80	3,511
June 2010	970	224	407	0	220	630	0	182	2,633
Durham Region									
June 2011	1,187	78	275	0	131	241	0	54	1,966
June 2010	1,364	80	406	0	81	18	0	50	1,999
Toronto CMA									
June 2011	7,359	1,522	2,959	39	1,194	32,440	36	2,929	48,478
June 2010	6,681	1,126	2,865	61	1,019	34,026	22	2,781	48,610
Oshawa CMA									
June 2011	885	24	123	0	110	6	0	54	1,202
June 2010	863	2	99	0	77	18	0	50	1,109
Greater Toronto Area									
June 2011	8,196	1,500	3,141	27	1,332	33,013	36	2,983	50,228
June 2010	7,354	1,214	2,880	26	1,160	34,329	22	2,983	49,997

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
June 2011	69	0	15	0	0	3,435	0	0	3,548
June 2010	69	10	0	0	0	1,817	0	84	1,980
York Region									
June 2011	350	130	86	0	16	735	0	0	1,317
June 2010	588	72	66	0	33	0	0	0	759
Peel Region									
June 2011	161	20	142	0	148	0	0	0	471
June 2010	95	24	122	0	76	379	0	194	890
Halton Region									
June 2011	118	22	22	0	0	0	0	0	162
June 2010	259	64	27	0	22	224	0	0	596
Durham Region									
June 2011	150	14	33	0	49	0	0	18	264
June 2010	208	10	32	0	13	0	0	0	263
Toronto CMA									
June 2011	738	174	284	4	164	4,170	0	0	5,563
June 2010	1,063	164	234	8	131	2,196	0	278	4,074
Oshawa CMA									
June 2011	133	14	14	0	49	0	0	18	228
June 2010	172	0	0	0	13	0	0	0	185
Greater Toronto Area									
June 2011	848	186	298	0	213	4,170	0	18	5,762
June 2010	1,219	180	247	0	144	2,420	0	278	4,488

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
June 2011	33	7	14	0	12	564	11	191	832
June 2010	55	13	26	0	16	813	11	318	1,252
York Region									
June 2011	12	0	21	0	2	141	2	0	178
June 2010	5	6	13	0	11	24	0	0	59
Peel Region									
June 2011	30	3	5	0	6	63	0	197	304
June 2010	305	10	3	7	10	22	0	197	554
Halton Region									
June 2011	11	0	8	0	3	0	0	58	80
June 2010	31	7	16	0	5	11	0	0	70
Durham Region									
June 2011	10	0	3	0	1	10	0	0	24
June 2010	17	0	2	0	7	24	0	0	50
Toronto CMA									
June 2011	90	10	48	0	20	773	13	388	1,342
June 2010	396	31	53	7	37	882	11	515	1,932
Oshawa CMA									
June 2011	8	0	3	0	1	10	0	0	22
June 2010	12	0	2	0	7	24	0	0	45
Greater Toronto Area									
June 2011	96	10	51	0	24	778	13	446	1,418
June 2010	413	36	60	7	49	894	11	515	1,985

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
June 2011	74	1	20	0	0	2,836	0	68	2,999
June 2010	76	6	3	0	0	1,653	0	0	1,738
York Region									
June 2011	354	130	70	0	16	624	0	0	1,194
June 2010	594	74	66	0	33	3	0	0	770
Peel Region									
June 2011	155	20	142	0	148	0	0	0	465
June 2010	99	24	122	0	70	379	0	0	694
Halton Region									
June 2011	118	22	22	0	2	0	0	0	164
June 2010	286	67	30	0	22	232	0	0	637
Durham Region									
June 2011	156	14	33	0	51	0	0	0	254
June 2010	211	10	39	0	14	36	0	0	310
Toronto CMA									
June 2011	744	175	273	5	166	3,460	0	68	4,891
June 2010	1,097	160	246	8	125	2,044	0	0	3,680
Oshawa CMA									
June 2011	141	14	14	0	51	0	0	0	220
June 2010	173	0	1	0	14	36	0	0	224
Greater Toronto Area									
June 2011	857	187	287	0	217	3,460	0	68	5,076
June 2010	1,266	181	260	0	139	2,303	0	0	4,149

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA

2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Oshawa CMA
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Toronto City	81	84	4	2	23	81	973	1,031	1,081	1,198	-9.8
Toronto	14	12	0	0	0	42	659	802	673	856	-21.4
East York	0	7	0	2	0	0	0	0	0	9	-100.0
Etobicoke	16	12	2	0	0	0	270	0	288	12	**
North York	45	40	2	0	23	7	0	229	70	276	-74.6
Scarborough	4	13	0	0	0	32	44	0	48	45	6.7
York	2	0	0	0	0	0	0	0	2	0	n/a
York Region	578	400	136	20	77	59	494	0	1,285	479	168.3
Aurora	3	24	0	0	0	0	0	0	3	24	-87.5
East Gwillimbury	20	5	0	0	0	12	0	0	20	17	17.6
Georgina Township	15	10	0	0	0	0	0	0	15	10	50.0
King Township	0	25	0	0	0	0	137	0	137	25	**
Markham	171	26	88	10	28	0	253	0	540	36	**
Newmarket	17	22	0	6	0	5	0	0	17	33	-48.5
Richmond Hill	45	77	0	2	6	0	0	0	51	79	-35.4
Vaughan	204	173	34	0	39	42	0	0	277	215	28.8
Whitchurch-Stouffville	103	38	14	2	4	0	104	0	225	40	**
Peel Region	271	149	60	36	306	44	292	77	929	306	**
Brampton	216	86	60	12	26	38	0	0	302	136	122.1
Caledon	33	37	0	6	0	6	0	0	33	49	-32.7
Mississauga	22	26	0	18	280	0	292	77	594	121	**
Halton Region	320	214	32	16	64	83	75	2	491	315	55.9
Burlington	21	59	0	14	0	8	75	2	96	83	15.7
Halton Hills	8	4	0	0	0	0	0	0	8	4	100.0
Milton	58	107	14	2	0	35	0	0	72	144	-50.0
Oakville	233	44	18	0	64	40	0	0	315	84	**
Durham Region	233	211	26	2	32	50	0	0	291	263	10.6
Ajax	32	29	26	2	14	18	0	0	72	49	46.9
Brock	1	3	0	0	0	0	0	0	1	3	-66.7
Clarington	83	73	0	0	14	6	0	0	97	79	22.8
Oshawa	36	48	0	0	0	0	0	0	36	48	-25.0
Pickering	8	5	0	0	0	0	0	0	8	5	60.0
Scugog	3	1	0	0	0	0	0	0	3	1	200.0
Uxbridge	10	4	0	0	0	0	0	0	10	4	150.0
Whitby	60	48	0	0	4	26	0	0	64	74	-13.5
Remainder of Toronto CMA	68	95	2	4	0	0	0	0	70	99	-29.3
Bradford West Gwillimbury	58	78	0	0	0	0	0	0	58	78	-25.6
Town of Mono	4	1	0	0	0	0	0	0	4	1	**
New Tecumseth	6	0	2	0	0	0	0	0	8	0	n/a
Orangeville	0	16	0	4	0	0	0	0	0	20	-100.0
Toronto CMA	1,347	921	260	66	484	277	1,759	1,108	3,850	2,372	62.3
Oshawa CMA	179	169	0	0	18	32	0	0	197	201	-2.0
Greater Toronto Area (GTA)	1,483	1,058	258	76	502	317	1,834	1,110	4,077	2,561	59.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	313	449	124	38	118	252	9,020	5,824	9,575	6,563	45.9
Toronto	59	65	6	4	0	71	5,556	3,299	5,621	3,439	63.4
East York	15	27	0	2	0	0	363	0	378	29	**
Etobicoke	43	54	2	10	0	0	506	1,731	551	1,795	-69.3
North York	159	177	112	0	77	44	1,520	623	1,868	844	121.3
Scarborough	32	116	4	20	41	131	358	171	435	438	-0.7
York	4	8	0	2	0	6	0	0	4	16	-75.0
York Region	2,093	2,274	390	250	486	591	993	0	3,962	3,115	27.2
Aurora	25	207	0	10	0	0	0	0	25	217	-88.5
East Gwillimbury	47	28	14	0	17	40	0	0	78	68	14.7
Georgina Township	74	44	0	0	0	0	0	0	74	44	68.2
King Township	42	53	2	16	0	0	137	0	181	69	162.3
Markham	648	82	116	60	51	8	253	0	1,068	150	**
Newmarket	81	124	0	12	0	5	0	0	81	141	-42.6
Richmond Hill	251	363	4	6	115	120	0	0	370	489	-24.3
Vaughan	537	964	164	70	214	344	499	0	1,414	1,378	2.6
Whitchurch-Stouffville	388	409	90	76	89	74	104	0	671	559	20.0
Peel Region	1,155	762	348	316	605	485	1,571	207	3,679	1,770	107.9
Brampton	997	503	336	166	127	295	49	26	1,509	990	52.4
Caledon	104	129	6	38	71	23	0	0	181	190	-4.7
Mississauga	54	130	6	112	407	167	1,522	181	1,989	590	**
Halton Region	919	986	52	146	454	421	291	305	1,716	1,858	-7.6
Burlington	153	156	4	114	4	58	75	184	236	512	-53.9
Halton Hills	28	64	2	0	0	23	0	0	30	87	-65.5
Milton	419	636	14	30	201	161	216	0	850	827	2.8
Oakville	319	130	32	2	249	179	0	121	600	432	38.9
Durham Region	837	1,073	74	24	231	204	251	8	1,393	1,309	6.4
Ajax	165	199	36	24	106	139	0	0	307	362	-15.2
Brock	4	5	0	0	0	0	0	0	4	5	-20.0
Clarington	246	251	0	0	42	32	0	8	288	291	-1.0
Oshawa	165	372	38	0	44	0	16	0	263	372	-29.3
Pickering	35	39	0	0	3	0	235	0	273	39	**
Scugog	9	5	0	0	0	0	0	0	9	5	80.0
Uxbridge	17	21	0	0	0	0	0	0	17	21	-19.0
Whitby	196	181	0	0	36	33	0	0	232	214	8.4
Remainder of Toronto CMA	272	367	54	24	0	24	0	0	326	415	-21.4
Bradford West Gwillimbury	217	239	36	4	0	18	0	0	253	261	-3.1
Town of Mono	14	24	0	0	0	0	0	0	14	24	-41.7
New Tecumseth	30	35	18	2	0	0	0	0	48	37	29.7
Orangeville	11	69	0	18	0	6	0	0	11	93	-88.2
Toronto CMA	4,816	4,941	1,000	684	1,768	1,854	12,035	6,152	19,619	13,631	43.9
Oshawa CMA	607	804	38	0	122	65	16	8	783	877	-10.7
Greater Toronto Area (GTA)	5,317	5,544	988	774	1,894	1,953	12,126	6,344	20,325	14,615	39.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Toronto City	23	81	0	0	973	841	0	190
Toronto	0	42	0	0	659	612	0	190
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	270	0	0	0
North York	23	7	0	0	0	229	0	0
Scarborough	0	32	0	0	44	0	0	0
York	0	0	0	0	0	0	0	0
York Region	73	59	4	0	494	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	12	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	137	0	0	0
Markham	28	0	0	0	253	0	0	0
Newmarket	0	5	0	0	0	0	0	0
Richmond Hill	6	0	0	0	0	0	0	0
Vaughan	39	42	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	4	0	104	0	0	0
Peel Region	306	44	0	0	292	77	0	0
Brampton	26	38	0	0	0	0	0	0
Caledon	0	6	0	0	0	0	0	0
Mississauga	280	0	0	0	292	77	0	0
Halton Region	64	83	0	0	75	2	0	0
Burlington	0	8	0	0	75	2	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	35	0	0	0	0	0	0
Oakville	64	40	0	0	0	0	0	0
Durham Region	32	50	0	0	0	0	0	0
Ajax	14	18	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	14	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	4	26	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	480	277	4	0	1,759	918	0	190
Oshawa CMA	18	32	0	0	0	0	0	0
Greater Toronto Area (GTA)	498	317	4	0	1,834	920	0	190

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	118	246	0	6	8,241	4,951	779	873
Toronto	0	71	0	0	5,250	3,080	306	219
East York	0	0	0	0	363	0	0	0
Etobicoke	0	0	0	0	270	1,230	236	501
North York	77	44	0	0	1,283	623	237	0
Scarborough	41	131	0	0	358	18	0	153
York	0	0	0	6	0	0	0	0
York Region	478	591	8	0	909	0	84	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	17	40	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	137	0	0	0
Markham	51	8	0	0	253	0	0	0
Newmarket	0	5	0	0	0	0	0	0
Richmond Hill	115	120	0	0	0	0	0	0
Vaughan	214	344	0	0	415	0	84	0
Whitchurch-Stouffville	81	74	8	0	104	0	0	0
Peel Region	605	477	0	8	1,571	181	0	26
Brampton	127	287	0	8	49	0	0	26
Caledon	71	23	0	0	0	0	0	0
Mississauga	407	167	0	0	1,522	181	0	0
Halton Region	454	421	0	0	291	305	0	0
Burlington	4	58	0	0	75	184	0	0
Halton Hills	0	23	0	0	0	0	0	0
Milton	201	161	0	0	216	0	0	0
Oakville	249	179	0	0	0	121	0	0
Durham Region	231	204	0	0	235	0	16	8
Ajax	106	139	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	42	32	0	0	0	0	0	8
Oshawa	44	0	0	0	0	0	16	0
Pickering	3	0	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	36	33	0	0	0	0	0	0
Remainder of Toronto CMA	0	24	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	6	0	0	0	0	0	0
Toronto CMA	1,760	1,840	8	14	11,172	5,253	863	899
Oshawa CMA	122	65	0	0	0	0	16	8
Greater Toronto Area (GTA)	1,886	1,939	8	14	11,247	5,437	879	907

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Toronto City	108	188	973	820	0	190	1,081	1,198
Toronto	14	82	659	584	0	190	673	856
East York	0	9	0	0	0	0	0	9
Etobicoke	18	12	270	0	0	0	288	12
North York	70	40	0	236	0	0	70	276
Scarborough	4	45	44	0	0	0	48	45
York	2	0	0	0	0	0	2	0
York Region	759	474	522	5	4	0	1,285	479
Aurora	3	24	0	0	0	0	3	24
East Gwillimbury	20	17	0	0	0	0	20	17
Georgina Township	15	10	0	0	0	0	15	10
King Township	0	25	137	0	0	0	137	25
Markham	259	36	281	0	0	0	540	36
Newmarket	17	28	0	5	0	0	17	33
Richmond Hill	51	79	0	0	0	0	51	79
Vaughan	277	215	0	0	0	0	277	215
Whitchurch-Stouffville	117	40	104	0	4	0	225	40
Peel Region	357	191	572	115	0	0	929	306
Brampton	302	98	0	38	0	0	302	136
Caledon	33	49	0	0	0	0	33	49
Mississauga	22	44	572	77	0	0	594	121
Halton Region	416	294	75	21	0	0	491	315
Burlington	21	71	75	12	0	0	96	83
Halton Hills	8	4	0	0	0	0	8	4
Milton	72	135	0	9	0	0	72	144
Oakville	315	84	0	0	0	0	315	84
Durham Region	276	263	15	0	0	0	291	263
Ajax	65	49	7	0	0	0	72	49
Brock	1	3	0	0	0	0	1	3
Clarington	89	79	8	0	0	0	97	79
Oshawa	36	48	0	0	0	0	36	48
Pickering	8	5	0	0	0	0	8	5
Scugog	3	1	0	0	0	0	3	1
Uxbridge	10	4	0	0	0	0	10	4
Whitby	64	74	0	0	0	0	64	74
Remainder of Toronto CMA	65	99	5	0	0	0	70	99
Bradford West Gwillimbury	58	78	0	0	0	0	58	78
Town of Mono	1	1	3	0	0	0	4	1
New Tecumseth	6	0	2	0	0	0	8	0
Orangeville	0	20	0	0	0	0	0	20
Toronto CMA	1,767	1,233	2,079	949	4	190	3,850	2,372
Oshawa CMA	189	201	8	0	0	0	197	201
Greater Toronto Area (GTA)	1,916	1,410	2,157	961	4	190	4,077	2,561

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	941	716	7,855	4,968	779	879	9,575	6,563
Toronto	472	210	4,843	3,010	306	219	5,621	3,439
East York	15	29	363	0	0	0	378	29
Etobicoke	45	64	270	1,230	236	501	551	1,795
North York	348	183	1,283	661	237	0	1,868	844
Scarborough	56	218	379	67	0	153	435	438
York	4	10	0	0	0	6	4	16
York Region	2,890	2,936	980	179	92	0	3,962	3,115
Aurora	25	217	0	0	0	0	25	217
East Gwillimbury	78	68	0	0	0	0	78	68
Georgina Township	74	44	0	0	0	0	74	44
King Township	44	69	137	0	0	0	181	69
Markham	787	150	281	0	0	0	1,068	150
Newmarket	81	136	0	5	0	0	81	141
Richmond Hill	327	489	43	0	0	0	370	489
Vaughan	915	1,253	415	125	84	0	1,414	1,378
Whitchurch-Stouffville	559	510	104	49	8	0	671	559
Peel Region	1,726	1,339	1,953	397	0	34	3,679	1,770
Brampton	1,456	819	53	137	0	34	1,509	990
Caledon	181	184	0	6	0	0	181	190
Mississauga	89	336	1,900	254	0	0	1,989	590
Halton Region	1,328	1,391	388	467	0	0	1,716	1,858
Burlington	157	282	79	230	0	0	236	512
Halton Hills	30	87	0	0	0	0	30	87
Milton	634	810	216	17	0	0	850	827
Oakville	507	212	93	220	0	0	600	432
Durham Region	1,292	1,301	85	0	16	8	1,393	1,309
Ajax	286	362	21	0	0	0	307	362
Brock	4	5	0	0	0	0	4	5
Clarington	268	283	20	0	0	8	288	291
Oshawa	203	372	44	0	16	0	263	372
Pickering	273	39	0	0	0	0	273	39
Scugog	9	5	0	0	0	0	9	5
Uxbridge	17	21	0	0	0	0	17	21
Whitby	232	214	0	0	0	0	232	214
Remainder of Toronto CMA	307	403	19	12	0	0	326	415
Bradford West Gwillimbury	253	261	0	0	0	0	253	261
Town of Mono	6	22	8	2	0	0	14	24
New Tecumseth	37	27	11	10	0	0	48	37
Orangeville	11	93	0	0	0	0	11	93
Toronto CMA	7,611	6,925	11,137	5,793	871	913	19,619	13,631
Oshawa CMA	703	869	64	0	16	8	783	877
Greater Toronto Area (GTA)	8,177	7,683	11,261	6,011	887	921	20,325	14,615

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Toronto City	69	69	0	10	15	0	3,464	1,901	3,548	1,980	79.2
Toronto	12	3	0	0	15	0	1,177	1,354	1,204	1,357	-11.3
East York	7	0	0	0	0	0	0	0	7	0	n/a
Etobicoke	10	3	0	2	0	0	0	0	10	5	100.0
North York	31	34	0	8	0	0	23	547	54	589	-90.8
Scarborough	3	24	0	0	0	0	2,264	0	2,267	24	**
York	6	5	0	0	0	0	0	0	6	5	20.0
York Region	350	588	130	72	102	99	735	0	1,317	759	73.5
Aurora	10	47	0	10	0	0	0	0	10	57	-82.5
East Gwillimbury	2	8	2	2	0	15	0	0	4	25	-84.0
Georgina Township	4	5	0	0	0	0	0	0	4	5	-20.0
King Township	12	20	0	16	0	0	0	0	12	36	-66.7
Markham	33	55	60	0	30	51	735	0	858	106	**
Newmarket	0	38	0	2	0	0	0	0	0	40	-100.0
Richmond Hill	79	75	6	8	7	0	0	0	92	83	10.8
Vaughan	137	291	62	20	21	0	0	0	220	311	-29.3
Whitchurch-Stouffville	73	49	0	14	44	33	0	0	117	96	21.9
Peel Region	161	95	20	24	290	198	0	573	471	890	-47.1
Brampton	128	58	4	22	192	20	0	379	324	479	-32.4
Caledon	14	29	12	2	5	6	0	0	31	37	-16.2
Mississauga	19	8	4	0	93	172	0	194	116	374	-69.0
Halton Region	118	259	22	64	22	49	0	224	162	596	-72.8
Burlington	18	17	8	26	0	17	0	224	26	284	-90.8
Halton Hills	6	6	0	0	0	0	0	0	6	6	0.0
Milton	87	213	14	38	18	24	0	0	119	275	-56.7
Oakville	7	23	0	0	4	8	0	0	11	31	-64.5
Durham Region	150	208	14	10	82	45	18	0	264	263	0.4
Ajax	12	28	0	10	0	24	0	0	12	62	-80.6
Brock	3	1	0	0	0	0	0	0	3	1	200.0
Clarington	42	62	0	0	8	0	0	0	50	62	-19.4
Oshawa	45	65	14	0	28	0	18	0	105	65	61.5
Pickering	0	3	0	0	19	8	0	0	19	11	72.7
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	1	2	0	0	0	0	0	0	1	2	-50.0
Whitby	46	45	0	0	27	13	0	0	73	58	25.9
Remainder of Toronto CMA	49	44	10	14	0	0	0	0	59	58	1.7
Bradford West Gwillimbury	42	21	10	2	0	0	0	0	52	23	126.1
Town of Mono	2	2	0	0	0	0	0	0	2	2	0.0
New Tecumseth	4	8	0	4	0	0	0	0	4	12	-66.7
Orangeville	1	13	0	8	0	0	0	0	1	21	-95.2
Toronto CMA	742	1,071	174	168	448	361	4,199	2,474	5,563	4,074	36.5
Oshawa CMA	133	172	14	0	63	13	18	0	228	185	23.2
Greater Toronto Area (GTA)	848	1,219	186	180	511	391	4,217	2,698	5,762	4,488	28.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	357	389	30	128	155	88	8,869	5,524	9,411	6,129	53.5
Toronto	59	42	18	0	30	0	4,640	4,065	4,747	4,107	15.6
East York	17	16	0	2	0	0	0	198	17	216	-92.1
Etobicoke	46	45	10	10	0	4	551	127	607	186	**
North York	133	167	0	106	16	7	1,216	1,026	1,365	1,306	4.5
Scarborough	93	112	0	6	109	42	2,462	108	2,664	268	**
York	9	7	2	4	0	35	0	0	11	46	-76.1
York Region	1,880	2,572	274	436	508	249	943	120	3,605	3,377	6.8
Aurora	82	116	8	70	0	0	153	0	243	186	30.6
East Gwillimbury	37	23	2	2	15	44	0	0	54	69	-21.7
Georgina Township	44	25	0	0	11	0	0	0	55	25	120.0
King Township	80	38	0	16	18	0	0	0	98	54	81.5
Markham	265	404	140	82	116	61	735	120	1,256	667	88.3
Newmarket	79	178	4	10	0	16	0	0	83	204	-59.3
Richmond Hill	373	259	10	34	102	0	25	0	510	293	74.1
Vaughan	738	1,223	78	140	169	51	30	0	1,015	1,414	-28.2
Whitchurch-Stouffville	182	306	32	82	77	77	0	0	291	465	-37.4
Peel Region	988	545	218	220	742	412	1,030	1,012	2,978	2,189	36.0
Brampton	818	372	146	74	549	85	74	409	1,587	940	68.8
Caledon	74	57	20	4	20	6	0	0	114	67	70.1
Mississauga	96	116	52	142	173	321	956	603	1,277	1,182	8.0
Halton Region	613	978	142	160	408	292	53	377	1,216	1,807	-32.7
Burlington	132	116	48	102	22	50	0	306	202	574	-64.8
Halton Hills	35	30	0	0	8	17	53	0	96	47	104.3
Milton	333	681	94	58	208	124	0	71	635	934	-32.0
Oakville	113	151	0	0	170	101	0	0	283	252	12.3
Durham Region	692	832	64	28	395	138	26	0	1,177	998	17.9
Ajax	114	182	40	26	170	54	0	0	324	262	23.7
Brock	4	19	0	0	0	0	0	0	4	19	-78.9
Clarington	193	185	0	0	36	0	6	0	235	185	27.0
Oshawa	184	186	16	2	55	43	20	0	275	231	19.0
Pickering	16	22	0	0	19	8	0	0	35	30	16.7
Scugog	6	8	0	0	0	0	0	0	6	8	-25.0
Uxbridge	13	11	0	0	0	6	0	0	13	17	-23.5
Whitby	162	219	8	0	115	27	0	0	285	246	15.9
Remainder of Toronto CMA	305	216	46	44	26	33	0	58	377	351	7.4
Bradford West Gwillimbury	247	108	36	16	23	6	0	0	306	130	135.4
Town of Mono	17	17	0	0	0	0	0	0	17	17	0.0
New Tecumseth	28	57	8	6	0	0	0	0	36	63	-42.9
Orangeville	13	34	2	22	3	27	0	58	18	141	-87.2
Toronto CMA	4,154	4,799	702	912	2,006	1,092	10,895	6,785	17,757	13,588	30.7
Oshawa CMA	539	590	24	2	206	70	26	0	795	662	20.1
Greater Toronto Area (GTA)	4,530	5,316	728	972	2,208	1,179	10,921	7,033	18,387	14,500	26.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Toronto City	15	0	0	0	3,435	1,817	0	84
Toronto	15	0	0	0	1,148	1,270	0	84
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	23	547	0	0
Scarborough	0	0	0	0	2,264	0	0	0
York	0	0	0	0	0	0	0	0
York Region	102	99	0	0	735	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	15	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	30	51	0	0	735	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	7	0	0	0	0	0	0	0
Vaughan	21	0	0	0	0	0	0	0
Whitchurch-Stouffville	44	33	0	0	0	0	0	0
Peel Region	290	198	0	0	0	379	0	194
Brampton	192	20	0	0	0	379	0	0
Caledon	5	6	0	0	0	0	0	0
Mississauga	93	172	0	0	0	0	0	194
Halton Region	22	49	0	0	0	224	0	0
Burlington	0	17	0	0	0	224	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	18	24	0	0	0	0	0	0
Oakville	4	8	0	0	0	0	0	0
Durham Region	82	45	0	0	0	0	18	0
Ajax	0	24	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	8	0	0	0	0	0	0	0
Oshawa	28	0	0	0	0	0	18	0
Pickering	19	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	27	13	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	448	361	0	0	4,170	2,196	0	278
Oshawa CMA	63	13	0	0	0	0	18	0
Greater Toronto Area (GTA)	511	391	0	0	4,170	2,420	18	278

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	155	88	0	0	8,350	5,104	490	420
Toronto	30	0	0	0	4,453	3,645	158	420
East York	0	0	0	0	0	198	0	0
Etobicoke	0	4	0	0	551	127	0	0
North York	16	7	0	0	884	1,026	332	0
Scarborough	109	42	0	0	2,462	108	0	0
York	0	35	0	0	0	0	0	0
York Region	496	249	12	0	918	0	25	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	15	44	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	18	0	0	0	0	0	0	0
Markham	116	61	0	0	735	0	0	120
Newmarket	0	16	0	0	0	0	0	0
Richmond Hill	102	0	0	0	0	0	25	0
Vaughan	169	51	0	0	30	0	0	0
Whitchurch-Stouffville	65	77	12	0	0	0	0	0
Peel Region	742	412	0	0	1,004	788	26	224
Brampton	549	85	0	0	48	379	26	30
Caledon	20	6	0	0	0	0	0	0
Mississauga	173	321	0	0	956	409	0	194
Halton Region	408	292	0	0	0	295	53	82
Burlington	22	50	0	0	0	224	0	82
Halton Hills	8	17	0	0	0	0	53	0
Milton	208	124	0	0	0	71	0	0
Oakville	170	101	0	0	0	0	0	0
Durham Region	395	135	0	3	6	0	20	0
Ajax	170	54	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	36	0	0	0	6	0	0	0
Oshawa	55	40	0	3	0	0	20	0
Pickering	19	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	115	27	0	0	0	0	0	0
Remainder of Toronto CMA	26	33	0	0	0	58	0	0
Bradford West Gwillimbury	23	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	27	0	0	0	58	0	0
Toronto CMA	1,994	1,092	12	0	10,272	6,021	594	764
Oshawa CMA	206	67	0	3	6	0	20	0
Greater Toronto Area (GTA)	2,196	1,176	12	3	10,278	6,187	614	846

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Toronto City	84	79	3,435	1,817	0	84	3,548	1,980
Toronto	27	3	1,148	1,270	0	84	1,204	1,357
East York	7	0	0	0	0	0	7	0
Etobicoke	10	5	0	0	0	0	10	5
North York	31	42	23	547	0	0	54	589
Scarborough	3	24	2,264	0	0	0	2,267	24
York	6	5	0	0	0	0	6	5
York Region	566	726	751	33	0	0	1,317	759
Aurora	10	57	0	0	0	0	10	57
East Gwillimbury	4	25	0	0	0	0	4	25
Georgina Township	4	5	0	0	0	0	4	5
King Township	12	36	0	0	0	0	12	36
Markham	114	106	744	0	0	0	858	106
Newmarket	0	40	0	0	0	0	0	40
Richmond Hill	85	83	7	0	0	0	92	83
Vaughan	220	311	0	0	0	0	220	311
Whitchurch-Stouffville	117	63	0	33	0	0	117	96
Peel Region	323	241	148	455	0	194	471	890
Brampton	263	100	61	379	0	0	324	479
Caledon	31	37	0	0	0	0	31	37
Mississauga	29	104	87	76	0	194	116	374
Halton Region	162	350	0	246	0	0	162	596
Burlington	26	56	0	228	0	0	26	284
Halton Hills	6	6	0	0	0	0	6	6
Milton	119	257	0	18	0	0	119	275
Oakville	11	31	0	0	0	0	11	31
Durham Region	197	250	49	13	18	0	264	263
Ajax	12	62	0	0	0	0	12	62
Brock	3	1	0	0	0	0	3	1
Clarington	42	62	8	0	0	0	50	62
Oshawa	59	65	28	0	18	0	105	65
Pickering	19	11	0	0	0	0	19	11
Scugog	1	2	0	0	0	0	1	2
Uxbridge	1	2	0	0	0	0	1	2
Whitby	60	45	13	13	0	0	73	58
Remainder of Toronto CMA	55	46	4	12	0	0	59	58
Bradford West Gwillimbury	52	23	0	0	0	0	52	23
Town of Mono	0	2	2	0	0	0	2	2
New Tecumseth	2	0	2	12	0	0	4	12
Orangeville	1	21	0	0	0	0	1	21
Toronto CMA	1,196	1,461	4,338	2,335	0	278	5,563	4,074
Oshawa CMA	161	172	49	13	18	0	228	185
Greater Toronto Area (GTA)	1,332	1,646	4,383	2,564	18	278	5,762	4,488

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	517	599	8,375	5,110	490	420	9,411	6,129
Toronto	107	52	4,453	3,635	158	420	4,747	4,107
East York	17	18	0	198	0	0	17	216
Etobicoke	96	59	511	127	0	0	607	186
North York	133	280	900	1,026	332	0	1,365	1,306
Scarborough	153	144	2,511	124	0	0	2,664	268
York	11	46	0	0	0	0	11	46
York Region	2,551	3,191	1,017	66	37	120	3,605	3,377
Aurora	90	186	153	0	0	0	243	186
East Gwillimbury	54	69	0	0	0	0	54	69
Georgina Township	55	25	0	0	0	0	55	25
King Township	98	54	0	0	0	0	98	54
Markham	512	547	744	0	0	120	1,256	667
Newmarket	83	204	0	0	0	0	83	204
Richmond Hill	432	293	53	0	25	0	510	293
Vaughan	948	1,413	67	1	0	0	1,015	1,414
Whitchurch-Stouffville	279	400	0	65	12	0	291	465
Peel Region	1,578	947	1,374	1,018	26	224	2,978	2,189
Brampton	1,244	484	317	426	26	30	1,587	940
Caledon	108	67	6	0	0	0	114	67
Mississauga	226	396	1,051	592	0	194	1,277	1,182
Halton Region	1,089	1,277	74	448	53	82	1,216	1,807
Burlington	202	236	0	256	0	82	202	574
Halton Hills	43	38	0	9	53	0	96	47
Milton	635	780	0	154	0	0	635	934
Oakville	209	223	74	29	0	0	283	252
Durham Region	1,055	960	102	35	20	3	1,177	998
Ajax	324	262	0	0	0	0	324	262
Brock	4	19	0	0	0	0	4	19
Clarington	208	185	27	0	0	0	235	185
Oshawa	200	218	55	10	20	3	275	231
Pickering	35	30	0	0	0	0	35	30
Scugog	6	8	0	0	0	0	6	8
Uxbridge	13	11	0	6	0	0	13	17
Whitby	265	227	20	19	0	0	285	246
Remainder of Toronto CMA	349	264	28	87	0	0	377	351
Bradford West Gwillimbury	306	130	0	0	0	0	306	130
Town of Mono	12	12	5	5	0	0	17	17
New Tecumseth	13	39	23	24	0	0	36	63
Orangeville	18	83	0	58	0	0	18	141
Toronto CMA	6,254	6,345	10,868	6,479	606	764	17,757	13,588
Oshawa CMA	673	630	102	29	20	3	795	662
Greater Toronto Area (GTA)	6,790	6,974	10,942	6,677	626	849	18,387	14,500

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
June 2011	2	2.7	1	1.4	0	0.0	8	10.8	63	85.1	74	1,246,750	1,331,552
June 2010	4	5.3	3	4.0	8	10.7	15	20.0	45	60.0	75	880,000	947,998
Year-to-date 2011	45	12.3	7	1.9	7	1.9	70	19.1	238	64.9	367	1,009,950	1,201,288
Year-to-date 2010	14	3.5	10	2.5	38	9.5	70	17.5	267	66.9	399	903,000	1,174,620
Toronto													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,275,000	1,642,587
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	1	1.7	0	0.0	0	0.0	6	10.3	51	87.9	58	1,387,000	1,713,683
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	5.6	34	94.4	36	1,200,000	1,385,274
East York													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	5.6	2	11.1	15	83.3	18	1,260,000	1,212,761
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	1,024,500	1,094,369
Etobicoke													
June 2011	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	1,799,700	1,561,260
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	11	23.9	35	76.1	46	1,465,350	1,461,722
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	8.0	46	92.0	50	1,339,900	1,514,100
North York													
June 2011	1	3.3	0	0.0	0	0.0	0	0.0	29	96.7	30	1,304,900	1,374,906
June 2010	0	0.0	0	0.0	0	0.0	4	9.5	38	90.5	42	1,083,500	1,187,329
Year-to-date 2011	2	1.4	0	0.0	1	0.7	10	7.2	125	90.6	138	1,229,000	1,393,149
Year-to-date 2010	1	0.6	0	0.0	2	1.1	10	5.6	165	92.7	178	1,289,450	1,471,795
Scarborough													
June 2011	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	--	--
June 2010	3	12.5	3	12.5	8	33.3	9	37.5	1	4.2	24	467,490	515,006
Year-to-date 2011	42	42.9	7	7.1	5	5.1	36	36.7	8	8.2	98	452,490	526,688
Year-to-date 2010	12	10.7	10	8.9	36	32.1	49	43.8	5	4.5	112	497,994	522,555
York													
June 2011	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
June 2010	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	--	--
Year-to-date 2010	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
June 2011	4	1.1	16	4.5	17	4.8	272	77.3	43	12.2	352	591,490	626,985
June 2010	37	6.2	89	15.0	88	14.8	343	57.7	37	6.2	594	551,990	564,986
Year-to-date 2011	82	4.4	152	8.1	182	9.7	1,221	64.9	243	12.9	1,880	589,990	618,395
Year-to-date 2010	242	9.4	440	17.1	342	13.3	1,392	54.0	161	6.2	2,577	542,900	555,552
Aurora													
June 2011	0	0.0	0	0.0	0	0.0	8	80.0	2	20.0	10	578,400	666,447
June 2010	0	0.0	5	10.4	6	12.5	24	50.0	13	27.1	48	564,990	648,851
Year-to-date 2011	0	0.0	2	2.3	5	5.8	63	73.3	16	18.6	86	605,900	659,549
Year-to-date 2010	0	0.0	12	10.3	19	16.2	61	52.1	25	21.4	117	560,990	640,298
East Gwillimbury													
June 2011	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
June 2010	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	5	13.5	14	37.8	7	18.9	10	27.0	1	2.7	37	449,990	484,202
Year-to-date 2010	12	52.2	9	39.1	0	0.0	0	0.0	2	8.7	23	399,990	448,453
Georgina Township													
June 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
June 2010	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2011	32	72.7	3	6.8	1	2.3	3	6.8	5	11.4	44	326,990	409,239
Year-to-date 2010	18	72.0	0	0.0	1	4.0	4	16.0	2	8.0	25	299,990	425,311
King Township													
June 2011	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	823,490	800,907
June 2010	3	15.0	10	50.0	5	25.0	2	10.0	0	0.0	20	427,990	437,340
Year-to-date 2011	11	14.3	2	2.6	11	14.3	36	46.8	17	22.1	77	678,990	628,977
Year-to-date 2010	8	20.5	18	46.2	5	12.8	6	15.4	2	5.1	39	422,990	490,043
Markham													
June 2011	0	0.0	7	21.2	4	12.1	13	39.4	9	27.3	33	561,990	678,129
June 2010	0	0.0	1	1.8	13	23.6	36	65.5	5	9.1	55	542,990	585,686
Year-to-date 2011	6	2.3	26	9.8	44	16.6	154	58.1	35	13.2	265	574,990	613,161
Year-to-date 2010	7	1.7	50	12.3	79	19.5	255	63.0	14	3.5	405	542,990	556,976
Newmarket													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	13	34.2	8	21.1	9	23.7	8	21.1	0	0.0	38	442,490	454,421
Year-to-date 2011	8	10.3	29	37.2	8	10.3	32	41.0	1	1.3	78	465,400	494,327
Year-to-date 2010	57	32.0	54	30.3	30	16.9	35	19.7	2	1.1	178	433,900	449,859
Richmond Hill													
June 2011	0	0.0	0	0.0	4	5.2	63	81.8	10	13.0	77	595,990	653,554
June 2010	6	7.8	13	16.9	1	1.3	55	71.4	2	2.6	77	527,990	532,554
Year-to-date 2011	1	0.3	33	9.1	19	5.2	264	72.5	47	12.9	364	632,995	655,195
Year-to-date 2010	30	11.5	69	26.3	17	6.5	132	50.4	14	5.3	262	525,990	536,783
Vaughan													
June 2011	0	0.0	0	0.0	2	1.4	125	88.7	14	9.9	141	605,900	632,331
June 2010	2	0.7	25	8.5	42	14.3	210	71.4	15	5.1	294	612,900	601,788
Year-to-date 2011	1	0.1	19	2.6	40	5.4	568	76.5	114	15.4	742	614,990	651,794
Year-to-date 2010	17	1.4	121	9.8	122	9.9	876	71.1	96	7.8	1,232	597,495	602,301
Whitchurch-Stouffville													
June 2011	0	0.0	9	12.3	6	8.2	58	79.5	0	0.0	73	564,990	551,191
June 2010	5	10.2	23	46.9	12	24.5	7	14.3	2	4.1	49	444,990	469,249
Year-to-date 2011	18	9.6	24	12.8	47	25.1	91	48.7	7	3.7	187	504,990	525,890
Year-to-date 2010	93	31.4	107	36.1	69	23.3	23	7.8	4	1.4	296	419,990	433,653

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
June 2011	10	6.5	18	11.6	11	7.1	88	56.8	28	18.1	155	572,990	610,167
June 2010	7	7.1	22	22.2	28	28.3	35	35.4	7	7.1	99	484,990	545,302
Year-to-date 2011	167	16.0	139	13.3	139	13.3	505	48.4	94	9.0	1,044	533,445	562,347
Year-to-date 2010	97	17.6	92	16.7	106	19.3	186	33.8	69	12.5	550	485,900	563,140
Brampton													
June 2011	10	8.1	16	13.0	8	6.5	73	59.3	16	13.0	123	559,990	575,612
June 2010	7	11.3	20	32.3	18	29.0	17	27.4	0	0.0	62	463,900	471,274
Year-to-date 2011	167	19.1	133	15.2	116	13.2	428	48.9	32	3.7	876	508,990	518,697
Year-to-date 2010	97	26.0	88	23.6	83	22.3	99	26.5	6	1.6	373	453,900	465,798
Caledon													
June 2011	0	0.0	2	15.4	3	23.1	6	46.2	2	15.4	13	527,900	570,412
June 2010	0	0.0	2	6.9	10	34.5	17	58.6	0	0.0	29	515,990	516,828
Year-to-date 2011	0	0.0	5	6.9	20	27.8	40	55.6	7	9.7	72	537,445	578,536
Year-to-date 2010	0	0.0	3	4.9	17	27.9	38	62.3	3	4.9	61	529,990	569,790
Mississauga													
June 2011	0	0.0	0	0.0	0	0.0	9	47.4	10	52.6	19	750,000	861,063
June 2010	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2011	0	0.0	1	1.0	3	3.1	37	38.5	55	57.3	96	850,000	948,510
Year-to-date 2010	0	0.0	1	0.9	6	5.2	49	42.2	60	51.7	116	750,000	872,649
Halton Region													
June 2011	11	9.3	13	11.0	30	25.4	52	44.1	12	10.2	118	509,900	609,487
June 2010	52	18.2	112	39.2	40	14.0	73	25.5	9	3.1	286	436,990	504,510
Year-to-date 2011	62	10.0	132	21.2	157	25.2	165	26.5	107	17.2	623	490,900	742,878
Year-to-date 2010	187	19.2	350	36.0	193	19.8	176	18.1	67	6.9	973	436,990	546,419
Burlington													
June 2011	2	11.1	3	16.7	6	33.3	1	5.6	6	33.3	18	477,490	873,661
June 2010	1	3.1	11	34.4	9	28.1	10	31.3	1	3.1	32	450,990	651,023
Year-to-date 2011	4	3.0	19	14.4	41	31.1	46	34.8	22	16.7	132	506,990	839,211
Year-to-date 2010	2	1.7	38	32.8	48	41.4	21	18.1	7	6.0	116	453,990	593,415
Halton Hills													
June 2011	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
June 2010	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
Year-to-date 2011	0	0.0	3	8.6	5	14.3	7	20.0	20	57.1	35	850,000	1,073,437
Year-to-date 2010	1	3.3	2	6.7	2	6.7	12	40.0	13	43.3	30	694,900	699,897
Milton													
June 2011	9	10.3	10	11.5	24	27.6	44	50.6	0	0.0	87	509,900	506,758
June 2010	51	23.9	101	47.4	31	14.6	30	14.1	0	0.0	213	425,900	436,361
Year-to-date 2011	57	17.1	108	32.4	109	32.7	56	16.8	3	0.9	333	450,900	466,459
Year-to-date 2010	184	27.2	310	45.8	132	19.5	46	6.8	5	0.7	677	420,900	432,594
Oakville													
June 2011	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
June 2010	0	0.0	0	0.0	0	0.0	28	80.0	7	20.0	35	684,900	762,352
Year-to-date 2011	1	0.8	2	1.6	2	1.6	56	45.5	62	50.4	123	780,000	1,293,787
Year-to-date 2010	0	0.0	0	0.0	11	7.3	97	64.7	42	28.0	150	646,490	993,111

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
June 2011	99	63.9	13	8.4	19	12.3	21	13.5	3	1.9	155	359,990	413,100
June 2010	113	53.6	22	10.4	32	15.2	42	19.9	2	0.9	211	386,900	411,827
Year-to-date 2011	418	60.2	73	10.5	81	11.7	112	16.1	10	1.4	694	359,990	399,909
Year-to-date 2010	401	49.1	93	11.4	103	12.6	207	25.4	12	1.5	816	407,990	426,673
Ajax													
June 2011	0	0.0	2	14.3	3	21.4	8	57.1	1	7.1	14	568,330	796,016
June 2010	9	28.1	1	3.1	10	31.3	12	37.5	0	0.0	32	488,325	456,043
Year-to-date 2011	9	7.6	21	17.8	34	28.8	52	44.1	2	1.7	118	498,350	530,879
Year-to-date 2010	32	17.1	5	2.7	29	15.5	120	64.2	1	0.5	187	528,880	510,699
Brock													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
June 2011	36	83.7	3	7.0	1	2.3	2	4.7	1	2.3	43	345,900	351,503
June 2010	54	87.1	3	4.8	2	3.2	3	4.8	0	0.0	62	329,945	347,329
Year-to-date 2011	150	78.1	16	8.3	9	4.7	15	7.8	2	1.0	192	339,445	357,006
Year-to-date 2010	155	85.2	14	7.7	5	2.7	5	2.7	3	1.6	182	323,990	344,977
Oshawa													
June 2011	37	72.5	2	3.9	4	7.8	8	15.7	0	0.0	51	342,990	370,314
June 2010	44	66.7	12	18.2	5	7.6	5	7.6	0	0.0	66	350,990	361,823
Year-to-date 2011	144	73.5	22	11.2	16	8.2	14	7.1	0	0.0	196	333,990	354,626
Year-to-date 2010	133	69.3	30	15.6	15	7.8	14	7.3	0	0.0	192	351,945	359,822
Pickering													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	15	93.8	1	6.3	16	600,295	631,763
Year-to-date 2010	0	0.0	0	0.0	0	0.0	21	95.5	1	4.5	22	599,990	639,467
Scugog													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
June 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2010	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	3	23.1	3	23.1	2	15.4	4	30.8	1	7.7	13	491,100	496,122
Year-to-date 2010	0	0.0	2	18.2	3	27.3	5	45.5	1	9.1	11	501,100	582,353
Whitby													
June 2011	26	56.5	5	10.9	11	23.9	3	6.5	1	2.2	46	372,400	401,427
June 2010	6	13.3	6	13.3	13	28.9	18	40.0	2	4.4	45	482,900	521,456
Year-to-date 2011	112	70.4	11	6.9	20	12.6	12	7.5	4	2.5	159	339,990	379,140
Year-to-date 2010	81	36.5	42	18.9	51	23.0	42	18.9	6	2.7	222	438,400	451,885

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
June 2011	26	51.0	15	29.4	7	13.7	3	5.9	0	0.0	51	399,900	419,160
June 2010	40	90.9	2	4.5	1	2.3	1	2.3	0	0.0	44	337,900	350,424
Year-to-date 2011	132	43.3	106	34.8	45	14.8	17	5.6	5	1.6	305	410,990	423,062
Year-to-date 2010	198	90.8	8	3.7	5	2.3	7	3.2	0	0.0	218	340,945	346,729
Bradford West Gwillimbury													
June 2011	20	47.6	15	35.7	7	16.7	0	0.0	0	0.0	42	407,990	414,919
June 2010	20	95.2	1	4.8	0	0.0	0	0.0	0	0.0	21	339,990	338,215
Year-to-date 2011	92	37.2	102	41.3	44	17.8	8	3.2	1	0.4	247	419,990	422,596
Year-to-date 2010	101	93.5	7	6.5	0	0.0	0	0.0	0	0.0	108	349,990	350,557
Town of Mono													
June 2011	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
June 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	3	18.8	1	6.3	1	6.3	7	43.8	4	25.0	16	619,950	618,081
Year-to-date 2010	7	36.8	0	0.0	5	26.3	7	36.8	0	0.0	19	479,900	472,061
New Tecumseth													
June 2011	2	50.0	0	0.0	0	0.0	2	50.0	0	0.0	4	--	--
June 2010	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	24	85.7	2	7.1	0	0.0	2	7.1	0	0.0	28	305,990	341,127
Year-to-date 2010	57	100.0	0	0.0	0	0.0	0	0.0	0	0.0	57	289,990	292,410
Orangeville													
June 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2010	12	92.3	1	7.7	0	0.0	0	0.0	0	0.0	13	362,900	365,792
Year-to-date 2011	13	92.9	1	7.1	0	0.0	0	0.0	0	0.0	14	374,900	372,266
Year-to-date 2010	33	97.1	1	2.9	0	0.0	0	0.0	0	0.0	34	352,900	355,591
Toronto CMA													
June 2011	51	6.8	63	8.4	62	8.3	430	57.6	141	18.9	747	579,900	673,286
June 2010	148	13.4	218	19.7	168	15.2	473	42.8	97	8.8	1,104	510,445	559,400
Year-to-date 2011	496	11.7	541	12.8	525	12.4	2,003	47.3	669	15.8	4,234	558,945	649,697
Year-to-date 2010	768	15.9	869	18.0	668	13.9	1,956	40.6	560	11.6	4,821	510,990	594,161
Oshawa CMA													
June 2011	99	70.7	10	7.1	16	11.4	13	9.3	2	1.4	140	349,400	374,759
June 2010	104	60.1	21	12.1	20	11.6	26	15.0	2	1.2	173	365,990	398,152
Year-to-date 2011	406	74.2	49	9.0	45	8.2	41	7.5	6	1.1	547	339,990	362,587
Year-to-date 2010	369	61.9	86	14.4	71	11.9	61	10.2	9	1.5	596	365,990	389,581
Greater Toronto Area													
June 2011	126	14.8	61	7.1	77	9.0	441	51.6	149	17.4	854	560,450	643,746
June 2010	213	16.8	248	19.6	196	15.5	508	40.2	100	7.9	1,265	485,900	546,934
Year-to-date 2011	774	16.8	503	10.9	566	12.3	2,073	45.0	692	15.0	4,608	544,990	636,045
Year-to-date 2010	941	17.7	985	18.5	782	14.7	2,031	38.2	576	10.8	5,315	497,990	581,353

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
June 2011

Submarket	June 2011	June 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,331,552	947,998	40.5	1,201,288	1,174,620	2.3
Toronto	1,642,587	--	n/a	1,713,683	1,385,274	23.7
East York	--	--	n/a	1,212,761	1,094,369	10.8
Etobicoke	1,561,260	--	n/a	1,461,722	1,514,100	-3.5
North York	1,374,906	1,187,329	15.8	1,393,149	1,471,795	-5.3
Scarborough	--	515,006	n/a	526,688	522,555	0.8
York	--	--	n/a	--	--	n/a
York Region	626,985	564,986	11.0	618,395	555,552	11.3
Aurora	666,447	648,851	2.7	659,549	640,298	3.0
East Gwillimbury	--	--	n/a	484,202	448,453	8.0
Georgina Township	--	--	n/a	409,239	425,311	-3.8
King Township	800,907	437,340	83.1	628,977	490,043	28.4
Markham	678,129	585,686	15.8	613,161	556,976	10.1
Newmarket	--	454,421	n/a	494,327	449,859	9.9
Richmond Hill	653,554	532,554	22.7	655,195	536,783	22.1
Vaughan	632,331	601,788	5.1	651,794	602,301	8.2
Whitchurch-Stouffville	551,191	469,249	17.5	525,890	433,653	21.3
Peel Region	610,167	545,302	11.9	562,347	563,140	-0.1
Brampton	575,612	471,274	22.1	518,697	465,798	11.4
Caledon	570,412	516,828	10.4	578,536	569,790	1.5
Mississauga	861,063	--	n/a	948,510	872,649	8.7
Halton Region	609,487	504,510	20.8	742,878	546,419	36.0
Burlington	873,661	651,023	34.2	839,211	593,415	41.4
Halton Hills	--	--	n/a	1,073,437	699,897	53.4
Milton	506,758	436,361	16.1	466,459	432,594	7.8
Oakville	--	762,352	n/a	1,293,787	993,111	30.3
Durham Region	413,100	411,827	0.3	399,909	426,673	-6.3
Ajax	796,016	456,043	74.5	530,879	510,699	4.0
Brock	--	--	n/a	--	--	n/a
Clarington	351,503	347,329	1.2	357,006	344,977	3.5
Oshawa	370,314	361,823	2.3	354,626	359,822	-1.4
Pickering	--	--	n/a	631,763	639,467	-1.2
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	496,122	582,353	-14.8
Whitby	401,427	521,456	-23.0	379,140	451,885	-16.1
Remainder of Toronto CMA	419,160	350,424	19.6	423,062	346,729	22.0
Bradford West Gwillimbury	414,919	338,215	22.7	422,596	350,557	20.5
Town of Mono	--	--	n/a	618,081	472,061	30.9
New Tecumseth	--	--	n/a	341,127	292,410	16.7
Orangeville	--	365,792	n/a	372,266	355,591	4.7
Toronto CMA	673,286	559,400	20.4	649,697	594,161	9.3
Oshawa CMA	374,759	398,152	-5.9	362,587	389,581	-6.9
Greater Toronto Area (GTA)	643,746	546,934	17.7	636,045	581,353	9.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
June 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,658	15,315	11,534	66.4	456,147	4.9	457,372
	April	9,040	-17.0	7,353	14,495	11,606	63.4	477,406	9.1	466,975
	May	10,045	6.1	7,531	16,076	11,764	64.0	485,520	8.7	469,281
	June	10,234	21.4	7,501	14,855	12,073	62.1	476,386	9.5	464,025
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	28,799	0.5		54,711			439,802	11.1	
	Q2 2011	29,319	1.8		45,426			479,830	9.1	
	YTD 2010	51,510	23.8		96,395			434,617	13.1	
	YTD 2011	49,186	-4.5		81,302			467,493	7.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
June 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	532	52.0	840	1,120	1,168	71.9	289,195	12.5	295,887
	February	819	61.9	934	1,481	1,517	61.6	286,635	8.6	290,165
	March	1,111	60.1	948	2,019	1,560	60.8	306,171	16.0	306,369
	April	1,184	40.5	956	2,052	1,588	60.2	304,451	12.9	299,743
	May	1,027	0.1	762	1,879	1,441	52.9	301,568	8.2	295,687
	June	920	-17.5	697	1,614	1,379	50.5	304,278	8.0	295,888
	July	708	-31.5	593	1,198	1,243	47.7	295,445	3.6	292,599
	August	661	-24.5	655	1,206	1,302	50.3	312,692	12.3	314,430
	September	707	-14.3	739	1,390	1,306	56.6	296,395	5.0	297,601
	October	688	-19.8	736	1,088	1,175	62.7	302,490	4.7	301,800
	November	661	-4.9	839	974	1,311	64.0	295,698	3.2	297,802
	December	461	-9.1	867	471	1,240	69.9	294,305	2.6	301,207
2011	January	505	-5.1	804	1,074	1,127	71.3	302,326	4.5	309,147
	February	652	-20.4	748	1,248	1,273	58.8	302,068	5.4	306,324
	March	981	-11.7	830	1,666	1,280	64.9	301,668	-1.5	302,247
	April	949	-19.8	767	1,601	1,239	61.9	321,042	5.4	315,523
	May	1,040	1.3	773	1,728	1,330	58.1	316,057	4.8	309,983
	June	1,046	13.7	789	1,587	1,349	58.5	322,947	6.1	314,088
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	3,131	4.9		5,545			303,454	9.5	
	Q2 2011	3,035	-3.1		4,916			319,991	5.4	
	YTD 2010	5,593	23.4		10,165			300,175	10.3	
	YTD 2011	5,173	-7.5		8,904			312,533	4.1	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA**June 2011**

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	854
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	858
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	859
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	862
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	861
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	865
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	873
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	883
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,960	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,954	8.5	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,958	8.6	67.9	896
	June	604	3.50	5.39		120.2	2,973	8.4	68.0	892
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
June 2011

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	890
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	876
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	874
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	869
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	877
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	873
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	871
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	877
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	875
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	872
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34	108.7	119.4	187.2	8.9	68.0	893
	April	621	3.70	5.69	109.3	119.8	185.0	9.9	68.0	889
	May	616	3.70	5.59	110.3	120.8	186.7	10.1	68.6	879
	June	604	3.50	5.39		120.2	190.8	9.7	69.6	878
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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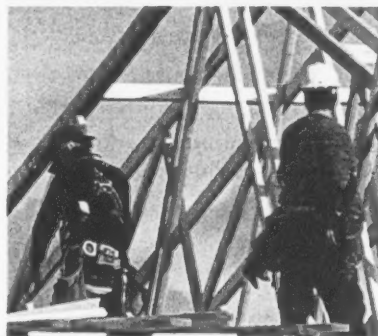
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